

807, 99 Spruce Place SW
Calgary, Alberta

MLS # A2320854



\$439,000

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,171 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Leased, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,003
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Elevator, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Sauna, Walk-In Closet(s)

Inclusions: N/A

Rare Opportunity in Spruce Cliff! This beautifully maintained, carpet-free apartment offers a spacious 3-bedroom plus den, 2-bathroom layout that perfectly blends urban convenience with resort-style living. Ideally located just off Bow Trail, this bright and open home features breathtaking, panoramic views of the downtown Calgary skyline and the scenic Shaganappi Point Golf Course. ***** Completely Turn-Key & Loaded with Upgrades: The entire space has been freshly modernized with New Luxury Vinyl Plank Flooring with Premium IXPE Underlayment (2025) and fresh paint (2025). The expansive open-concept living area boasts soaring 9-foot ceilings, a cozy fireplace, and massive corner windows that flood the space with natural light before leading out to a large private balcony. The kitchen is fully equipped with granite countertops, stainless steel appliances, and a rare gas stove with a griddle. Directly adjacent is a versatile den that provides the ultimate layout flexibility for a home office or formal dining room. ***** The private primary retreat includes a custom walk-in closet and a private 4-piece ensuite bathroom, while 2 additional bedrooms share a full granite-vanity bathroom. This home checks every box for comfort and convenience, featuring an underground parking stall, and a secure storage locker. Furthermore, residents enjoy exclusive access to VIP building amenities, including an indoor pool, hot tub, fully equipped fitness center, social lounge, and 24-hour on-site security for total peace of mind. This prime location offers an effortless lifestyle, situated just steps from the Westbrook C-Train station, Westbrook Mall, schools, and extensive walking paths, while remaining only minutes from the downtown core - view the virtual tour today!